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WARRANTY DEED

2261

Date: May 20, 1999

Grantor: Dorothy Mae Morse, a widow

Grantor's address: 8900 Stephens County Road 138  
Ranger, Texas 76470

Grantee: Jay Frank Marcom II and wife, Kathy Denise Morse  
Spencer Marcom

Grantee's Address:  
8960 Stephens County Road 138  
Ranger, Texas 76470

Consideration: Ten and no/100 (\$10.00) Dollars and other  
valuable consideration, the receipt and  
sufficiency of which is hereby acknowledged.

WITNESSETH, That DOROTHY MAE MORSE, for good and valuable  
consideration and for the sum of \*TEN Dollars\* (\$10.00) paid  
by JAY FRANK MARCOM AND WIFE KATHY MORSE SPENCER MARCOM, the  
receipt whereof is hereby acknowledged, does hereby remise,  
release and quitclaim unto the said GRANTEE forever, all the  
right, title, interest and claim which the said GRANTOR has  
in and to the following described parcel of land, and  
improvements and appurtenances and minerals there-to in the  
County of Stephens, State of Texas, to wit:

Property (together with improvements and minerals) :

The following described property in Stephens  
County, Texas:

Tract #1:

1. The North 109 acres of the SW 1/4 of  
Survey 53, Block 6, T & P RR Co. Land;
2. 7 acres out of the S W Corner of the NE  
1/4 of Survey 53, Blk. 6, T & P RR Co.

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*Exhibit B*

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Lands Abstract 265, Stephens County,  
Texas

3. 84 acres out of the Southeast 1/4 of the  
NW 1/4 of Section 53, Block 6, T & P RR  
Co. Lands Abstract 265, Stephens County,  
Texas
4. 51 acres out of the SW 1/4 of Section 53,  
Block 6, T & P RR. Co. Lands. Abstract  
265, Stephens County, Texas.
5. The North 40 acres of the Southwest 1/4 of  
Section 53, Block 6, T. & P. RR. Co.  
Lands Abstract 265, in Stephens County,  
Texas; and

✓ Tract #2:

The Southwest one-quarter (SW 1/4) of Section  
No. 3, Blk. B, T & NO RR Co. Survey, Abstract  
218, Stephens County, Texas, containing 160  
acres, more or less.

✓ Tract #3:

The South one-half (S 1/2) of the Northwest  
one-quarter (NW 1/4) of Section 123, H T & B  
RR Co. Survey, Abstract 79, Stephens County,  
Texas, containing 220 acres, more or less.

Tract #4:

1. The North 100 acres of the S.E. 1/4 of  
Section 66, Blk. 6, T & P RR Co. Lands.  
Abstract 195, Stephens County, Texas:
2. The South 60 acres of S.E. 1/4 of Survey  
#66, Block 6, T & P RR Co. Lands, situated  
in Stephens County, Texas.

✓ Tract #5:

1. The Northeast quarter (N.E. 1/4) of  
Section 75, Blk. 6, T & P RR Co. Lands,  
Abstract 289, Stephens County, Texas,  
containing 160 acres more or less.

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2. The West one-half (W/2) of Section 75,  
Blk. 6, T & P RR Co. Land, Abstract 289,  
Stephens County, Texas, containing 320  
acres of land, more or less. ✓

Tract #6:

The S.W. 1/4 of Survey 66, Blk. 6, Texas &  
Pacific railway Co., Abstract 2250, Stephens  
County, Texas, containing 160 acres, more or  
less.

SIGNED THIS 20th DAY OF MAY, 1999.

Dorothy Mae Morse  
DOROTHY MAE MORSE

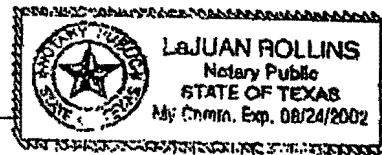
State of Texas

County Stephens Eastland

On the 20th day of MAY, 1999, before me,  
appeared Dorothy Mae Morse personally known to me (or proved  
to me on the basis of satisfactory evidence) to be the  
person whose name is subscribed to the within instrument and  
acknowledged to me that she executed the same in her  
authorized capacity and that by her signature on the  
instrument the person, or the entity upon behalf of which  
the person acted, executed the instrument.  
WITNESS my hand and official seal.

L. Juan Rollins  
Signature of Notary

Notary Seal



Affiant Is Known Unknown Type ID PROVIDED

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2261

REGISTERED  
COMPALED  
INDEXED

FILED FOR RECORD  
AT 2:35 O'CLOCK P M  
ON THE 22 DAY OF July  
A.D., 19 99

STATE OF TEXAS  
COUNTY OF STEPHENS

I hereby certify that this instrument was FILED on the  
date and at the time stamped herein by me and was  
duy RECORDED in the Volume and Page of the Official  
Public Records of Stephens County, Texas.



COUNTY CLERK, STEPHENS CO., TEXAS

BY Jackie Ensey  
JACKIE ENSEY  
DEPUTY

County Clerk, Stephens County, Texas  
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RECORDED 7-29-99

PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICT  
THE SALE, RENTAL, OR USE OF THE REAL PROPERTY  
DESCRIBED THEREIN BECAUSE OF RACE OR COLOR ARE  
INVALID UNDER FEDERAL LAW AND ARE UNENFORCEABLE.

7.00  
5000.00  
1003.00  
73.00

Jay & Kathy Marcom  
18960 Stephens County Rd 138  
Ranger Texas 76470